

THURSTON COUNTY COMPREHENSIVE PLAN UPDATE

STAKEHOLDER FOCUS GROUP – SEPTEMBER 19, 2017



Mineral Resource Lands: Designation Criteria



OVERVIEW

- Mineral Lands Recap
- Supply and Demand Estimates
- Designation: Minimum Guidelines
- Existing Designation Criteria
- Criteria to Consider
- Next Steps



MINERAL RESOURCE LANDS

Project Steps for Mineral Resource Lands

1. Identify and classify	Develop a countywide inventory based on geologic data on the location and extent of mineral deposits, existing land uses, and other factors. These areas are categorized based on their quality, using available data from DNR, USGS, and others
2. Designate	Identify priority areas where high quality mineral resources are available and compatible with existing land use patterns and other criteria.
3. Conserve	Establish policies that ensure future land uses will be compatible with mineral extraction in designated areas.
4. Permit	New mining operations planned in areas designated as mineral resource lands will still need to be reviewed before they are permitted to operate. Mining activities must abide by all relevant state and local regulations, including environmental rules.

Comp Plan Update

SUPPLY AND DEMAND ESTIMATES

Supply – based on Inventory

Sand and Gravel: ~6.1 billion tons

Note: Supply will change based on designation criteria

Demand*

Thurston County = 13.75 tons, per capita, per year

~9.8 million tons through 2067

Estimated supply would last 600 years

* Uses OFM High population estimate through 2040 (440,012), and extrapolates continued growth of 10,000 people/year through 2067 (710,000). Note that Thurston County uses a more moderate population estimate developed by TRPC for most areas of the Comprehensive Plan.

CLASSIFICATION & DESIGNATION FACTORS: MINIMUM GUIDELINES

- Geology: depth and quality of resource and characteristics of resource site
- Projected life of the resource
- Resource availability and needs in the region
- Accessibility and proximity to point of use or market
- Energy costs of transporting materials
- Proximity to population areas
 - General land use patterns
 - Availability of utilities, including water supply
 - Surrounding parcel sizes and uses
 - Availability of public roads and public services
 - Subdivision and zoning of small lots

“Counties and cities must designate known mineral deposits so that access to mineral resources of long-term commercial significance is not knowingly precluded. Priority land use for mineral extraction should be retained for all designated mineral resource lands.”

- 365-190-070 WAC

EXISTING DESIGNATION CRITERIA: TC COMPREHENSIVE PLAN

Minimum Designation Criteria: Chapter 3		
1. <u>Mineral Deposits</u>	Should contain deposits based on USGS maps, DNR permits, or site specific geologic information	This information is being provided/updated in the inventory
2. <u>Location</u>	<p>Not adversely impact nearby land uses, public health or safety</p> <p>1,000 ft from</p> <ul style="list-style-type: none"> • public preserves, • urban growth areas (UGAs) • residential areas with existing densities > 1/5 <p>60% of area within 1,000 ft of a proposed site must have parcels of 5 acres or larger (excludes applicant)</p>	
3. <u>Minimum Site Size</u>	5 acres	
4. <u>Marketability</u>	Mineable, recoverable, marketable	
5. <u>LTA and Historic</u>	Long-term agriculture lands and historic/cultural sites are excluded	
6. <u>LTF</u>	Long-term forestry lands may be co-designated	

EXISTING DESIGNATION CRITERIA:TC CODE (20.30B)

Minimum Designation Criteria: 20.30B TCC

Most Criteria are the same as in the Comprehensive Plan

Critical Areas

- Site does not contain the following critical areas: Zone 1 or Zone 2 areas for Group A public water systems, Class 1 or 2 wetlands or their buffers, FEMA 100-year floodplains, habitat areas for threatened or endangered species or their buffers
- Site is located away from geologically hazardous areas (steep slopes)

A full critical area review is done at the time of application.

DESIGNATION: ISSUES FOR CONSIDERATION

- Jurisdiction
- Land Use Factors
 - Compatibility with Adjacent Land Uses
 - Sensitive Land Uses
 - Aesthetics
 - Transportation
- Environmental Factors
 - Critical Areas
 - Shorelines
 - Habitat

DESIGNATION CRITERIA: JURISDICTION

- Not included in current, site-by-site designation process
- Propose to exclude:
 - Cities
 - Tribal Lands
 - MOST Federal Lands
 - JBLM
 - NOT National Forest
 - SOME State Lands
 - Parks and Preserves
 - NOT Capitol Forest

DESIGNATION CRITERIA: SURROUNDING USES

- Generally excludes areas where land use pattern is < 5 acres
- Is 5 acres appropriate? Would a larger minimum size be more feasible?
 - Mason County = 25 acres
 - Whatcom County = 20 acres
 - Skagit, Snohomish County = 10 acres
- Exclude historic sites by parcel? See Map
 - Should there be a buffer?

DESIGNATION CRITERIA: RESOURCE LANDS

- GMA rules indicate that when resource lands overlap, both can apply
 - If there is a conflict, GMA rules suggest to conserve the one with the greatest economic value.
- Existing criteria permits co-designation with Long Term Forestry
- Existing criteria excludes Long Term Agriculture
 - See Map
 - Excluding Agricultural Lands may require an economic analysis
 - Include in record evidence that Mineral Uses incompatible with preservation of Agricultural soils

DESIGNATION CRITERIA: CRITICAL AREAS

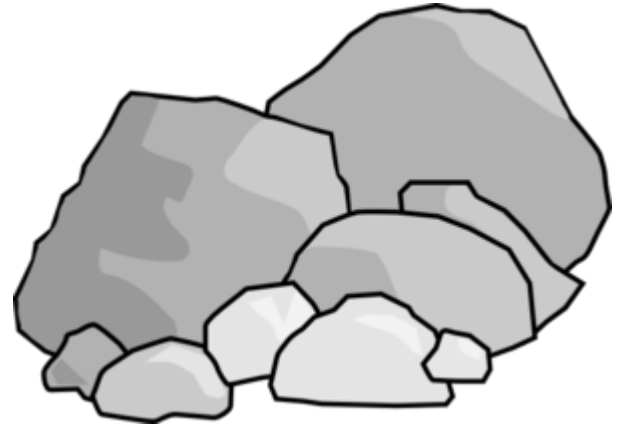
- Existing Code (NOT Comprehensive Plan) excludes some critical areas, for use at the site scale
- See Maps for overlap with floodplains, CARA, steep slopes, ESA habitat
- Options:
 - Include Best Available Science in record to exclude from designation
 - Allow dual designation, and rely on CAO protections at the site-specific permitting stage

DESIGNATION CRITERIA: OTHER

- Transportation
 - Congested areas
 - Distance/travel time to urban areas (ex.: 2-hour drive to point of use)
 - Transportation criteria not extensively used, hard to implement
- Aesthetics
 - Define specific viewsheds or scenic areas to exclude from mineral use
 - Not used in other counties

NEXT STEPS

- Planning Commission:
 - October 18
- Next Focus Group Meeting: Conservation Policies



Questions?

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